

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

**Housing Authority of the Township of Edison**

**NOTE: THIS PHA PLAN TEMPLATE (HUD-50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Edison Housing Authority

**PHA Number:** NJ043

**PHA Fiscal Year Beginning:** 07/2002

### PHA Plan Contact Information:

Name: May-Britt Patterson

Phone: (732) 549 -3301

TDD:

Email (if available): Maybritt@ix.netcom.com

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

### PHA Programs Administered :

☒ Public Housing and Section 8      ☐ Section 8 Only      ☐ Public Housing Only

## Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input type="checkbox"/> Other (List below, providing each attachment name)	

## ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

### 1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

ed in other sections of this

**The Authority plans to complete the development and implementation of its new procurement policy.**

**In addition to the new procurement policy the Authority is developing a new internal control policy which should be implemented at the start of the 2003 fiscal year.**

**The Authority continues to place a great emphasis on promoting employment and entrepreneurial opportunities within the resident community.**

**The Housing Authority will receive 66 new vouchers during the upcoming fiscal year.**

**During fiscal year 2003 the Authority will continue to upgrade and renovation of apartment units to perpetuate the life of the units and reduce vacancies.**

### 2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ **297,723**

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### (1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

#### (2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

**3.D Demolition and Disposition**

[24 CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

## 2. Activity Description

<b>Demolition/Disposition Activity Description</b> (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

**4. Voucher Homeownership Program**

[24CFR Part 903.79(k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified).)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire the relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHA may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meetings specified requirements prior to receipt of PHDEP funds.

- A. ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ **39,311**
- C. ☒ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☒ Yes ☐ No: The PHDEP Plan is attached at Attachment\_D \_\_\_\_

**6. Other Information**

[24 CFR Part 903.79(r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?2. If yes, the comments are attached at Attachment (Filename) **G**

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included ☐ Yes ☐ No: below or ☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment \_\_\_\_.
- ☐ Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)

PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### C. Criteria for Substantial Deviation and Significant Amendments

**Changes in major capital improvement work items.**

**Changes in rent policies.**

**Changes in tenant selection policies.**

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### A. Substantial Deviation from the 5-year Plan:

None

#### B. Significant Amendment or Modification to the Annual Plan:

None



## Attachment A

**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

y

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Edison Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39P04350102 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2002	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 1</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	15,000			
3	1408 Management Improvements	22,000			
4	1410 Administration	20,000			
5	1411 Audit	3,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	200,000			
11	1465.1 Dwelling Equipment — Nonexpendable	11,723			
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	297,723			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Edison Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ043-1,2	Operations – the PHA will use \$15,000 to supplement operations by providing the funds necessary to continue and improve its preventive maintenance program.	1406		15,000				
NJ043-1,2	Mgt. Improvements – upgrade of computers software and relocation of mgt. office to REH Gardens will provide for more productive use of personnel.	1408		22,000				
NJ043-2	Administration: Advertisement costs, hiring of Mod Coordinator for proper administration of CFPP Program	1410		20,000				
NJ043-1,1-2	Audit Fee	1411		3,000				
NJ043-2	A&E Fees	1430		16,000				
NJ043-1,1-2	Site Improvements – Repair of sidewalk cracks noted during physical inspection process.	1450		10,000				

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHAName: EdisonHousingAuthority		GrantTypeandNumber CapitalFundProgramGra ntNo: NJ39P04350102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ043-2	Replacementofboilerwillprovidefor	1460		120,000				
	moreefficientoperationandreduce							
	excessivemaintenancecosts.							
NJ043-2	Replaceexteriorsiding	1460		30,000				
NJ043-2	KitchenReplacements	1460	10units	50,000				
NJ043-1&2	Purchaseofrefrigeratorsandranges	1465.1	30	11,723				





<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHAName:</b> Edison Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39 P04350101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	15,000	15,000	15,000	0
3	1408 Management Improvements	30,000	30,000	0	0
4	1410 Administration	10,000	10,000	10,000	0
5	1411 Audit	3,000	3,000	3,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	35,000	35,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000	77,019	41,019	9,500
10	1460 Dwelling Structures		120,981	106,481	2,368
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures	158,000	0	0	0
13	1475 Non dwelling Equipment	6,723	6,723	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	297,723	297,723	210,500	11,868
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHAName: Edison Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ043-1,2	Purchase new truck	1408	1	30,000	30,000	0		State Contr.
NJ043-1,2	A&E	1430		35,000	35,000	35,000	0	Obligated
NJ043-1,2	Site improvements, sidewalks, fence	1450		40,000	20,296	20,296	9,500	In Progress
NJ043-1,2	Kitchen floors, cabinets, painting	1470	40	158,000				
NJ043-1,2	Appliances	1475	17	6,723				
NJ043-1,1-2	Operations-supplement maintenance budget to ensure proper preventive maintenance, accelerate improvements and adequate tools and needs	1406		15,000	15,000	15,000	0	Obligated
NJ043-2	Administration: Advertisement costs, sundry administrative expenses required for proper administration of CFP Program	1410		6,000	6,000	6,000	0	Obligated
NJ043-1,1-2	Audit Fee	1411		3,000	3,000	3,000	0	Obligated
NJ043-2	Administration: Costs of CFP Program	1410		4,000	4,000	4,000	0	Obligated
NJ043-1,1-2	Site Improvements - Perimeter fencing, & playground equipment	1450		20,723	20,723	20,723	0	Obligated





PHANameEdisonHousing Authority				<input checked="" type="checkbox"/> <b>Original5 -YearPlan</b> <input type="checkbox"/> <b>RevisionNo:</b>	
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY :2006
	Annual Statement				
NJ043-1&2		ElectricalUpgrade	Roofing	Roofingupgrade	SiteImprovements
NJ043-1&2		KitchenRenovations	KitchenRenovations	KitchenRenovations	KitchenRenovations
NJ043-1		ExteriorSiding	Completionofexte riorsiding	Roofingupgrade	RoofingUpgrade
NJ043-1&2		ConcreteSidewalkRepairs	PurchaseRefrigerators&Ranges	Refrigerators&Ranges	Refrigerators&Ranges
NJ043-2		BoilerReplacement	CompleteBoilerRenovation	ConcreteSidewalkRepairs	ComputerUpgra des
NJ043-1		CompleteBoilerRenovation	ElectricalUpgrade	ExteriorSiding	
NJ043-1&2			ExteriorSiding		
CFPFundsListedfor 5-yearplanning		297,723	297,723	297,723	297,723
ReplacementHousing FactorFunds					

# CapitalFundProgramFive -YearActionPlan

## Part II: Supporting Pages — Work Activities

Activitiesfor Year1	ActivitiesforYear:_2 FFYGrant:2003 PHAFY:2003			ActivitiesforYear:_3 FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See	NJ043-2	BoilerReplacement	20,000	NJ043-1	Roofing	30,000
Annual	NJ043-2	BoilerReplacement	100,000	NJ043-2	Roofing	30,000
Statement	NJ043-1	KitchenRe novations	25,000	NJ043-1	KitchenRenovations	25,000
	NJ043-2	KitchenRenovations	25,000	NJ043-2	KitchenRenovations	25,000
	NJ043-1	ConcreteSidewalks	5,000	NJ043-2&2	Refrigerators&Ranges	14,000
	NJ043-2	ConcreteSidewalks	5,000	NJ043-1	ElectricalUpg rade	10,000
	NJ043-1	ExteriorSiding	60,000	NJ043-1	ExteriorSiding	60,000
	NJ043-1	ElectricalUpgrade	20,000	NJ043-2	BoilerRenovation	80,000
	NJ043-2	ElectricalUpgrade	20,000	NJ043-1&2	Operations	23,723
	NJ043-1&2	Operations	17,723			
TotalCFPEstimatedCost			\$297,723			\$297,723

# CapitalFundProgramFive -YearActionPlan

## Part II: Supporting Pages — Work Activities

ActivitiesforYear:_ _4__ FFYGrant:2005 PHAFY:2005			ActivitiesforYear:__5 FFYGrant:2006 PHAFY:2006		
<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>
NJ043-1	Roofing	50,000	NJ043-1	Roofing	30,000
NJ043-2	Roofing	50,000	NJ043-2	Roofing	30,000
NJ043-1	KitchenRenovations	25,000	NJ043-1	KitchenRenovations	75,000
NJ043-2	KitchenRenovations	25,000	NJ043-2	KitchenRenovations	75,000
NJ043-2&2	Refrigerators&Ranges	14,000	NJ043-2&2	Refrigerators&Ranges	28,000
NJ043-1	ConcreteSidewalk Repairs	30,000	NJ043-2&2	ComputerUpgrades	17,000
NJ043-1	ExteriorSiding	71,000	NJ043-2	SiteImprovements	20,000
NJ043-1&2	Operations	22,723	NJ043-1&2	Operations	22,723
<b>TotalCFPEstimatedCost</b>		\$297,723			\$297,723

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHAName:</b> Edison Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39P04350100 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	29,296	16,296	16,296	0
3	1408 Management Improvements	25,614	614	614	
4	1410 Administration		17,000	17,000	
5	1411 Audit	14,199	14,199	14,199	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	20,000	20,000	20,000
8	1440 Site Acquisition				
9	1450 Site Improvement	45,001	10,001	10,001	0
10	1460 Dwelling Structures	158,849	200,849	195,717	140,037
11	1465.1 Dwelling Equipment — Nonexpendable	0	14,000	3,354	3,354
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>292,959</b>	<b>292,959</b>	<b>277,181</b>	<b>163,391</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: HOUSING AUTHORITY OF TOWNSHIP OF EDISON		Grant Type and Number Capital Fund Program Grant No: NJ39P04350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct. No.	Quantity	Total Estimated Cost  Original Revised		Total Actual Cost  Obligated Expended		Status of Work
NJ043-1,1 -2	Fees and Costs: All fees and costs associated with the correct preparation of all construction documents, the assignment of construction contracts and related professional fees.		1430		11,250	11,250	11,250	11,250	Completed
NJ043-2	Fees and Costs: All fees and costs associated with the correct preparation of all construction documents, the assignment of construction contract and related professional fees.		1430		8,750	8,750	8,750	8,750	Completed
NJ043-1,1 -2	Complete replacement of all radiators and valves		1460		122,849	179,985	175,453	140,037	Work in Progress
NJ043	Dwelling Structures: Installation of new front and back doors at all breezeways. Installation of electronic door bell entry system with intercom.		1460		36,000	0	0	0	Reprogrammed to CFP2001
NJ043-2	Roof replacement		1460		0	20,864	20,864	0	Obligated
NJ043-2	Fence: Perimeter fencing for 1/2 of Complex		1450		35,000	0	0	0	Reprogrammed to CFP2001

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName: HOUSING AUTHORITY OF TOWNSHIP OF EDISON			<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39P04350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
NJ043-2	Playground completion: Installation of new ground cover in entire playground area; installation of additional pieces of playground equipment		1450		10,001	10,001	0	0	
NJ43-1, 1 -2	Dwelling Equipment – Nonexpendable: Gas Ranges and refrigerators; Plan to replace 15 stove and refrigerators		1465.1		0	14,000	3,354	3,354	Obligated



# PHA Public Housing Drug Elimination Program Plan

**Note:** THIS PHDEP Plan template (HUD 50075 - PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

## Section 1: General Information/History

**A. Amount of PHDEP Grant** \$ 39,311

**B. Eligibility type (Indicate with an "x")** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R X \_\_\_\_\_

**C. FFY in which funding is requested** 2001

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

*The program shall include the following: (1) employment of a Investigator/Program Coordinator to coordinate security activities with the Edison Police Department and coordinate prevention and intervention activities; (2) an on-site computer training program, (3) an After School Program; (4) a Life Success Prep Program, and (4) support groups (NA, AA). Program shall focus on providing positive alternatives for residents of all ages. Drug education and awareness will be integrated into all program activities.*

## **E. Target Areas**

Complete the following table by indicating each PHDEPTarget Area (development or site where activities will be conducted), the total number of units in each PHDEPTarget Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEPTarget Areas (Name of development(s) or site)	Total # of Units within the PHDEPTarget Area(s)	Total Population to be Served within the PHDEPTarget Area(s)
Julius Engel Gardens	70	150
Robert E. Holmes Gardens	87	365

### F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEPP Program proposed under this Plan (place an "x" to indicate the length of program by # of months). For "Other", identify the # of months).

12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ 24 Months \_\_\_\_\_   x  

### G. PHDEPP Program History

Indicate each FY that funding has been received under the PHDEPP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balance should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates should include any HUD -approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY1998	\$50,000	NJ39DEP04301-98	0			
FY1999	\$35,190	NJ39DEP04301-99	0			
FY2000	\$36,676	NJ39DEP04301-00	36,676		10/1/00	3/31/01
FY2001	\$36,676	NJ39DEP04301-01	39,311		10/1/01	3/31/02

## **Section 2: PHDEP Plan Goals and Budget**

### **A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The primary goal of the Authority's PHDEP program is to reduce drug-related criminal activity. The Authority will continue to collaborate with law enforcement officials to address local problems. The Authority will continue to provide drug education and awareness to all age groups. Positive alternatives to drugs will include the following: an After School Program, computer training, Summer Camp, a Youth Group, guest speakers/role models, drug intervention and treatment referrals, hosting of support groups – AA/NA, and various social and recreational activities. The Authority will also continue to carefully screen applicants and enforce release provisions regarding criminal activity. The Authority will also undertake the plan to prevent crime through environmental design. The program will be monitored by the Executive Director on an on-going basis. A semi-annual survey of residents will be used as one means to evaluate the program. Crime statistics will also be monitored on a semi-annual basis.

### **B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FFY_2001 PHDEP Budget Summary</b>	
<b>Original statement X</b>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback/TAMatch	
9120 - Security Personnel	
9130 - Employment of Investigators	21,000
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	18,311
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PH DEFP FUNDING</b>	<b>39,311</b>

**PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise — not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 –ReimbursementofLawEnforcement					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	OtherFunding (Amount/ Source)	PerformanceIndicators
1.							
2.							
3.							

9115 -SpecialInitiative					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	OtherFunding (Amount/ Source)	PerformanceIndicators
1.							
2.							
3.							

9116 -GunBuybackTAMatch					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9120 -SecurityPersonnel					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9130 –EmploymentofInvestigators					TotalPHDEPFunding:\$21,000		
Goal(s)	To redu cecriminalactivity,includingdrugrelatedactivity						
Objectives	ToinvestigatecriminalactivityandcoordinatewiththePolice						
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.Investigator(part -time)			10/1/01	9/30/03	\$21,000		
2.							
3.							



9140 – VoluntaryTenantPatrol					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							
9150 - PhysicalImprovements					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9160 -DrugPrevention					TotalPHEDPFunding:\$18,311		
Goal(s)	Topreventdruguseandabuse						
Objectives	Toprovidedruggeducationandawareness;toprovidepositivealternativesandpositiverolemodels						
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIn dicators
1.Seminars	100	400	10/01	9/30/03	12,311		Numberserved
2.Referrals	25	50	10/01	9/30/03	5,000		Numberserved
3.							

9170 -DrugIntervention					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9180 -DrugTreatment					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9190 -OtherProgramCosts					TotalPHDEPFunds:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

**Required Attachment \_\_ E\_\_: Resident Member on the PHA Governing Board**

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Alfred Bockman**

B. How was the resident board member selected: (select one)?

- ☐ Elected  
☒ Appointed

C. The term of appointment is (include the date term expires): **9/27/01 – 11/9/02**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
☐ Other (explain):

B. Date of next term expiration of governing board member: **11/9/02**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**Township Council**

**Required Attachment \_\_\_\_ F \_\_\_\_: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

**Alfred Bockman**

**Mildred Burns**

**Linda Bockman**

**Evelyn Kraczewski**

**Nanette Peters**

**Friede Rainey**

**Parthenia Thomas**

## Required Attachment G: Comments of Resident Advisory Board

### EDISON HOUSING AUTHORITY Five-Year Plan

The two Tenant Association Presidents were asked to comment on the plan. Their primary concerns are the needs for improvements to both complexes. Both commented on capital improvements that should have taken place decades ago and others that have surfaced more recently. Both expressed surprise that the Capital Funds received by the Housing Authority are so small and wonder if HUD realizes how much work needs to take place in aging buildings.

#### Comments:

Al Bockmann, President, Julius Engel Gardens Tenants' Association:

"There are a lot more things that need to be done. With so little money available for capital improvements we never have a chance to completely catch up with the modernization needs. I have been helping to plan the modernization budget for a number of years and I can see there is not enough funding. I would like to see the kitchens completely redone. I would like to see the roofs replaced. I would also like to see the electric upgraded."

Mildred Burns, President, Robert Holmes Gardens Tenants' Association:

"I think this is good. We need these things. It's too bad that we can't get enough money to do all the things we need to do. I want more exterior lighting and I want to see more sidewalk replacement, especially between buildings 5 and 7."